



City of Alameda • California

AGENDA

REGULAR MEETING OF
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JANUARY 10, 2005
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

City Hall will Open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speakers time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE: 7:00 p.m.
2. FLAG SALUTE:
3. ROLL CALL: President Cunningham, Vice-President Cook, Kohlstrand, Lynch, Mariani, McNamara and Piziali.
4. MINUTES: Minutes for the meeting of December 13, 2004.
5. AGENDA CHANGES AND DISCUSSION:
6. ORAL COMMUNICATION:
 - * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5 minute time limit.
7. Resolution and Commendation for Planning and Building Director Gregory L. Fuz.
8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8-A. Adoption of 2005 Planning Board Calendar.**
- 8-B. ZC04-0013: Christ Episcopal Church of Alameda—1700 Santa Clara Avenue (DB).** A request has been received to construct a 38-niche columbarium wall within the interior of the Christ Episcopal Church. Columbarium use is not specifically listed as a regulated use within the R-5 (General Residential Zoning District) where the church is located. This zoning determination for the installation of a 38-niche columbarium within one interior wall of the church is being referred to the Planning Board to review the staff recommendation that the primary use remains the church use and the columbarium will be secondary to the primary use.
- 8-C. Review and consider possible modifications of Section 30-15 of the Alameda Municipal Code regulating Work Live Studios (JA). (Continued from the meeting of December 13, 2004.) Staff is requesting a continuance to the Planning Board meeting of January 24, 2005.**
- 8-D ZA04-0002 – Zoning Text Amendment for Design Review Regulations (JC/JA).** Update the current Design Review practices by clarifying the previously adopted Webster Street Design Guidelines.
- 9. REGULAR AGENDA ITEMS:**
- 9-A. Study Session (JA/JL). GPA04-0004, DPA04-0002, IS04-0003, DR04-0114-Warmington Homes-1270 Marina Village Parkway (Shipways Site) (JA/JL).** Applicant requests a General Plan Amendment to amend the General Plan to designate the Shipways site as MU-7; a Development Plan Amendment to amend the approved Development Plan for a 143,000 square foot office building and permit the construction of 64 residential units with associated parking and landscaping; an Initial Study to address the environmental effects; and a Design Review for the project. The site is zoned M-X, Mixed-Use Planned Development District.
- 9-B. ZA04-0001—Zoning Ordinance Text Amendment/City-wide. Review and revision of Section 30-6 of the Alameda Municipal Cod (AMC), Sign Regulations (JC/JA).** The purpose of this amendment is to clarify current regulations and establish internal consistency with various sections of the AMC with the primary focus on regulations pertaining to Window Signs.
- 9-C. Use Permit, UP04-0012/Major Design Review, DR04-0099: Tasha Skinner, Tetra Tech, Inc. for the Alameda Unified School District (Will C. Wood Middle School), 420 Grand Street (DB).** The applicant requests a Use Permit and Major Design Review to install twelve cellular telecommunications antennae (4-foot panel antennas) to be located around the top of the school building at the top perimeter/parapet, plus the installation of a utility shed at the rear of the building. A Use Permit is required by AMC, Section 30-4.1(b)(3) for approval of above ground utility installations for local service in an R-1 (Single-Family Residential) Zoning District.

9-D. Design Review, DR04-0014: Linda Cortez, 1514 Pacific Avenue. Ms. Cortez is appealing staff's denial of this Major Design Review application (DB). This application requested design review approval to raise the existing building one foot, six inches (1'-6") and relocate the building two feet (2'-0") toward the south (rear) property line to accommodate the elongation of the front stair. The proposal to raise the building will create approximately 1,618 square feet of new living space in the basement, resulting in a total completed conditioned floor area of approximately 3,236 square feet. Staff denied this project because of the following reasons: 1. The proposal to raise the building approximately one foot, six inches exceeds the proportionality relative to the upper and lower floors (i.e., Golden Mean) by three feet, three inches (3'-3"); 2. The proposal will create an undesirable massing of this building in relation to neighboring buildings, which appear to be of the same design; and 3. The proposal will elongate the front stair and create an undesirable massing of the stair in relation to the building. The site is located within an R-4, Neighborhood Residential Zoning District.

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Alameda Point Advisory Committee APAC (Vice-President Cook).
- b. Oral Status Report regarding the Downtown Vision Taskforce (President Cunningham).
- c. Oral Status Report regarding Northern Waterfront Plan (Vice-President Cook).
- d. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).
- e. Oral Status Report regarding Oakland/Chinatown Advisory Committee (Board member Mariani)

12. STAFF COMMUNICATIONS:

13. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available on request. Please contact Latisha Jackson, Planning & Building Department, at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours before the meeting to request an interpreter.

- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact Latisha Jackson, Executive Assistant, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.